



3153 Ruddick Cunningham Rd,
Talmage

Offering Memorandum
Price \$1,695,000



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Salient Facts

Location	3153 Ruddick Cunningham Rd, Talmage, CA 95481
County & AVA	Mendocino
APN	183-100-07-00
Parcel Size	33.9+/- acres
Vineyard	13+/- acres planted to Chardonnay
Orchard	18.5+/- acres planted to Bartlett & Bosc Pear
Infrastructure	Modest residence, shop and bunk house
Water	Ag well
Power	Off the grid employing a combination of solar power and a ground source cooling system
Zoning	Ag40
Soils	Talmage gravelly sandy loam
Price	\$1,695,000

Rarely does a piece of farm ground come available on Ruddick Cunningham Road. Located in Talmage, this 34+/- acre parcel is a farm unit consisting of 18.5 acres planted to Bartlett and Bosc Pears and 13 acres planted to Chardonnay wine grapes. In these modern times, productive soil of this Talmage gravelly sandy loam soil and adequate water are the key ingredients to generating a healthy annual income. The agricultural well on-site is estimated at approximately 650 gallons per minute. Yields from the pears and grapes have been historically healthy and there is a grape contract on the Chardonnay. Improvements on the ranch include a foreman house, barn, and bunkhouse for additional labor. Some of the finest farming operations in Mendocino County are this property's neighbors. Zoning on the property is AG40.





Block 3B - Various replantings in the last 20 years

Steve Giannecchini

Mendocino County
03-14N-12W
34-15N-12W



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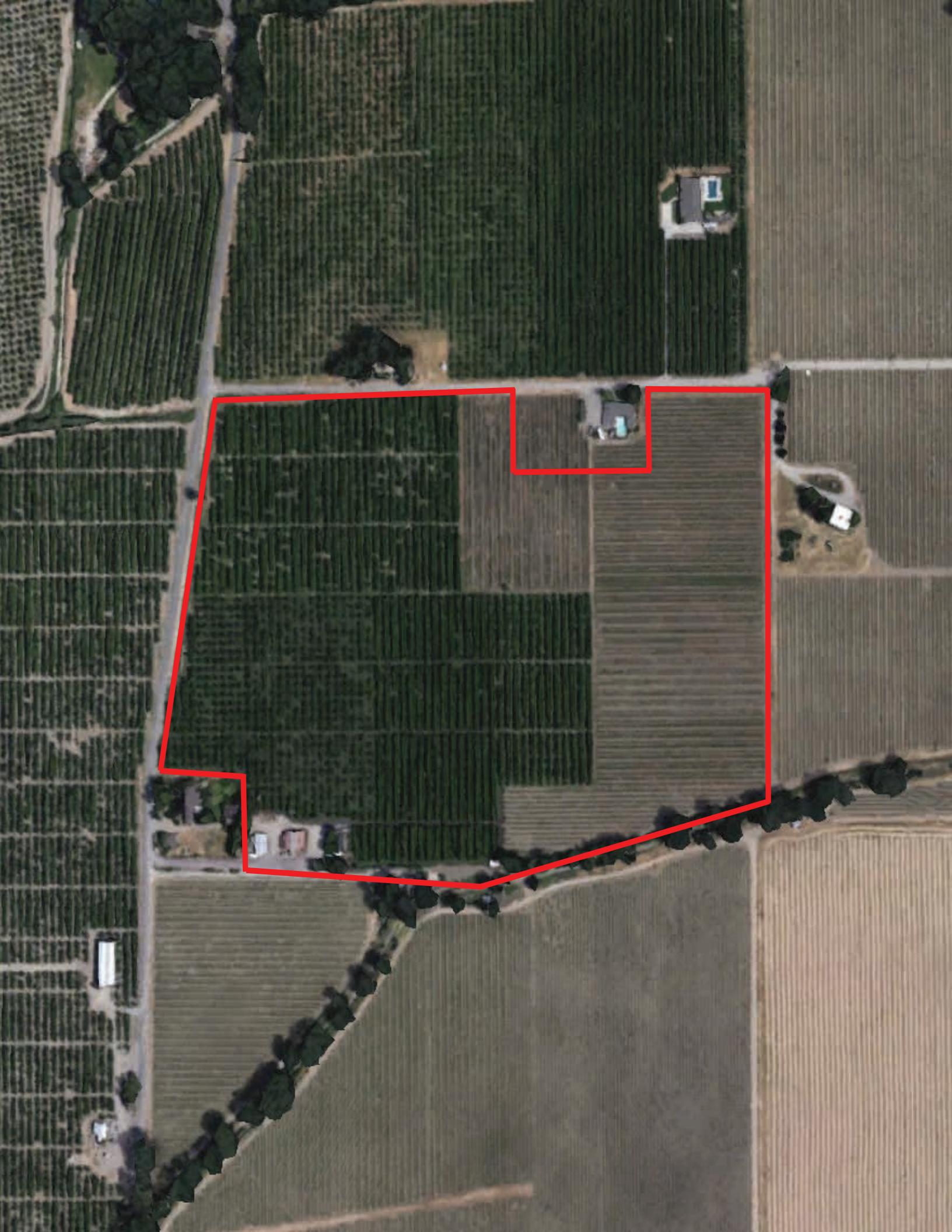
Home Ranch							
BLOCK	COMMODITY	VARIETY	PLANT DATE	PLANT SPACING	CLIENT ACREAGE	CALCULATED ACREAGE	PLANT COUNT
1	Pear	Bartlett	1989	10x20	12.20	12.27	20904
2	Pear	Bosc	1989	10x20	6.30	6.52	10452
3	Grape	Chardonnay	1989	12x7	13.00	13.06	6747



Printing Date: February 18, 2009

		Tons	Price Per Ton
2018	Bartlett	276.92	\$ 345.09
	Bosc	154.68	\$ 265.24
	Chard	65.69	\$ 1,200.00
2019	Bartlett	270.83	\$ 443.15
	Bosc	91.20	\$ 222.66
	Chard	63.08	\$ 1,400.00
2020	Bartlett	100.35	\$ 636.56
	Bosc	103.79	\$ 520.28
	Chard	47.79	\$ 600.00





Gallery



MENDOCINO COUNTY WINE MAP



Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present many farms are owned and cultivated by multiple generations of the county's historic farming families. Today Mendocino's grapegrowers stand out as leaders in sustainable, organic, Biodynamic® farming.

Winemakers highly regard the quality of fruit produced naturally on unspoiled land by Mendocino's passionate grapegrowers. Vintners create balanced, pure wines from grapes that express the individuality of Mendocino's 10, diverse appellations.



MENDOCINO COUNTY AVAs





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COMPASS

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